Robert Luff & Co

Southview Drive, Worthing

Freehold - Asking Price £725,000



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We are pleased to offer to the market this well-appointed and spacious four-bedroom detached family home, ideally situated in the highly sought-after West Worthing district. Conveniently located close to local shops, parks, bus routes, the mainline station and Worthing seafront, this versatile property provides generous living accommodation, ample parking and excellent storage, making it an ideal home for growing families.

Key Features

- Spacious four-bedroom detached family home
- Highly desirable West Worthing location
- Extensive off-road parking, carport and garage
- Flexible living accommodation with formal dining room
- Bright dual-aspect living room
- Sunroom/snug with access to the rear garden
- Modern fitted kitchen with white gloss units
- Private west-facing rear garden with greenhouse
- Solar panels, battery storage and double glazing throughout
- EPC Rating C | Council Tax Band F

Upon arrival, the property boasts a generous frontage providing extensive off-road parking, accessed via a private driveway. To the left-hand side is a carport leading through to a large pitched-roof single garage, which can also be accessed from the rear garden, while to the opposite side of the property there is a useful pedestrian pathway providing additional access.

Entering the property, there is a useful entrance porch/hallway area offering additional storage space, with stairs rising to the first floor. The ground floor offers flexible and spacious living accommodation, including a formal dining room to the front and a bright dual-aspect living room opposite, which also benefits from a closed-hearth wood-burning fireplace. Towards the rear of the property is a charming sunroom/snug with sliding doors opening onto the patio and rear garden.

The modern fitted kitchen features a range of white gloss wall and base units complemented by white tiled splashbacks, incorporating an electric oven, induction hob and extractor fan. Patio doors lead directly onto the private and enclosed west-facing rear garden, which is mainly laid to lawn with part brick wall and fenced boundaries.

Also located on the ground floor is a cloakroom/utility area housing the boiler, providing an ideal space for washing appliances, tumble dryers and additional storage. To the side of the property is a lean-to storage area with external access and an outside water tap and power.

Upstairs, the landing benefits from a beautiful stained-glass window, flooding the space with natural light. There are three generous double bedrooms, two of which are dual aspect, creating bright and airy rooms throughout, along with a fourth smaller double bedroom ideal as a nursery, child's bedroom or home office.

Further benefits include solar panels with storage batteries, double glazing throughout, attractive solid oak floor across the ground floor, tiled kitchen flooring and excellent versatility for modern family living.











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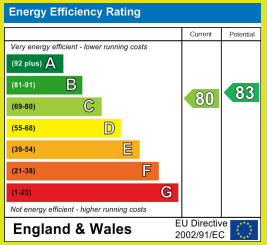
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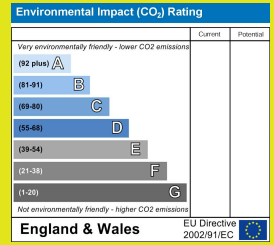
Floor Plan Southview Drive



Total area: approx. 190.5 sq. metres (2050.8 sq. feet)







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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